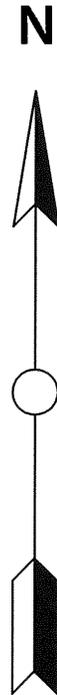
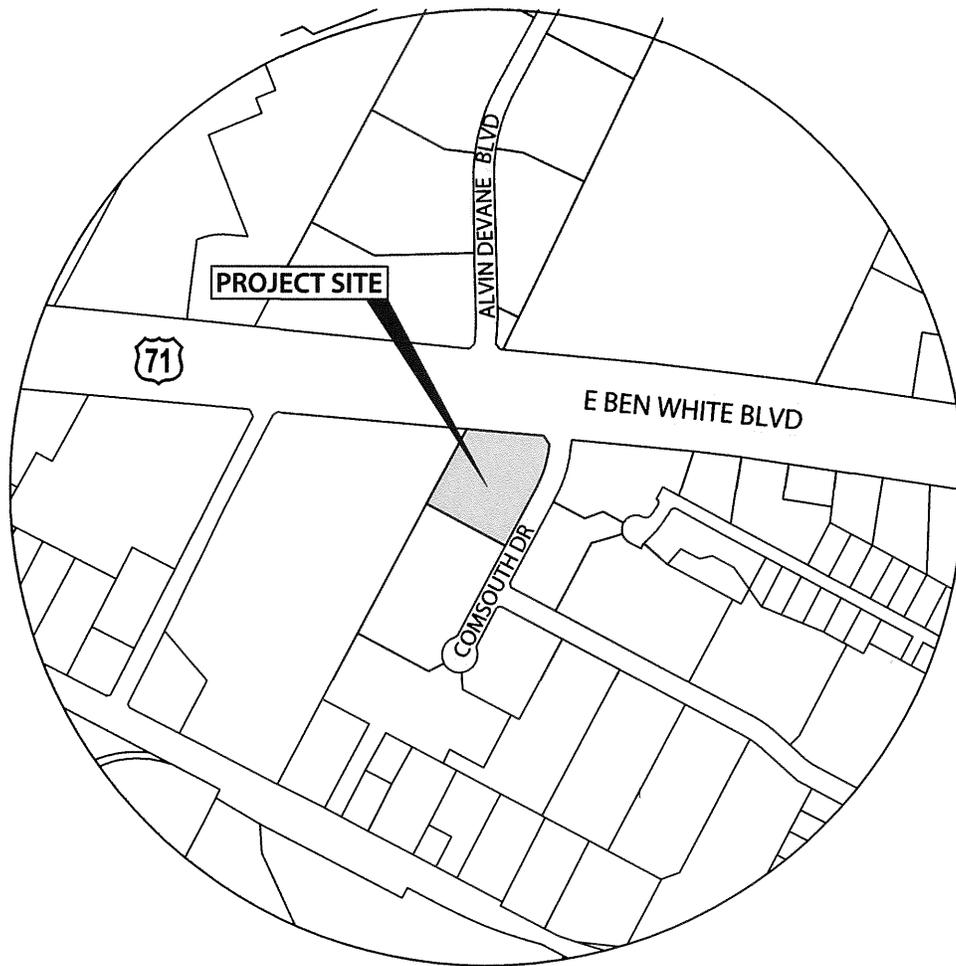


SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2018-0086.0A**PC DATE:** November 26, 2019**SUBDIVISION NAME:** Venkman resubdivision**AREA:** 3.6 acres**LOTS:** 2**APPLICANT:** Venkman LP, Thomas Cripps**AGENT:** KBG LLC, Armando Portillo**ADDRESS OF SUBDIVISION:** 3400 Comsouth Drive**GRIDS:** MK17**COUNTY:** Travis**WATERSHED:** Carson Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** LI-CO-NP**DISTRICT:** 2**LAND USE:** Industrial**NEIGHBORHOOD PLAN:** McKinney**SIDEWALKS:** Sidewalks will be constructed along Tom Kemp Lane and the Highway 45 frontage road.**DEPARTMENT COMMENTS:** The request is for the approval of the Resubdivision of Lot 1, Block B, replat of Commerce Center South Section 2. The plat is comprised of 2 lots on 3.6 acres. The applicant proposes to resubdivide an existing lot into two lots for industrial use. The proposed lots comply with zoning requirements for use, lot width and lot size.**STAFF RECOMMENDATION:** The staff recommends approval of the plat. The resubdivision meets all applicable State and City of Austin Land Development Code requirements.**PLANNING COMMISSION ACTION:****CASE MANAGER:** Steve Hopkins**PHONE:** 512-974-3175**E-mail:** steve.hopkins@austintexas.gov



VICINITY MAP

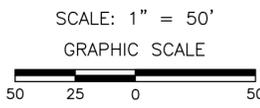
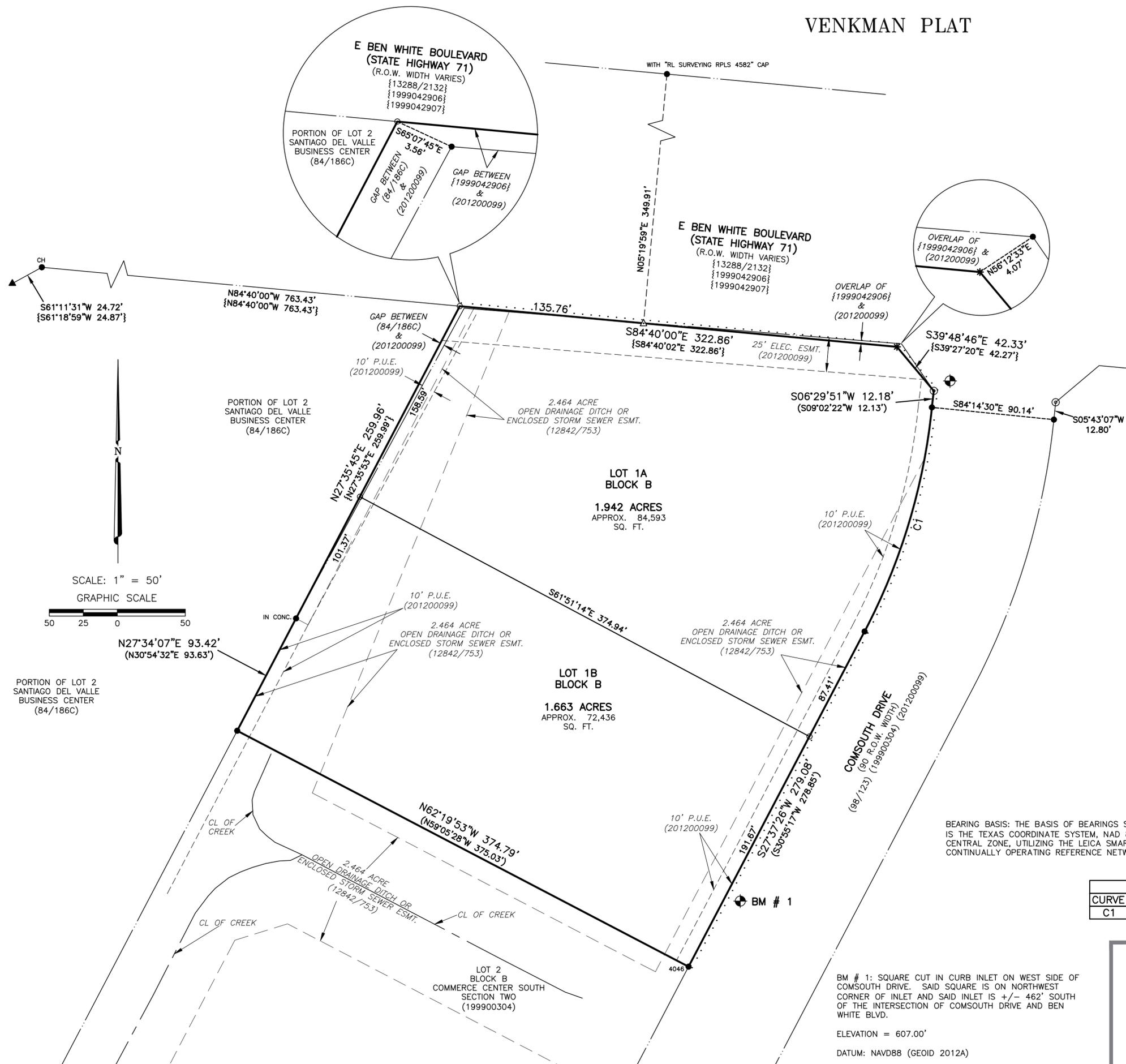
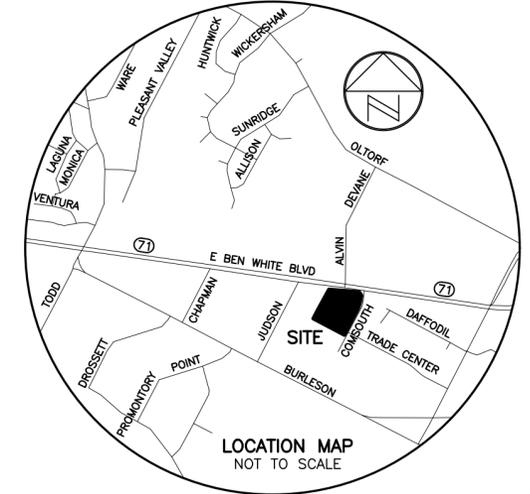
SCALE: NTS

MAPSCO GRID: 645L

COA GRID: K17

CHECKED BY: CHAD KIMBELL, PE		CHOW BAZAAR		 KIMBELL BRUEHL GARCIA ESTES 105 West Riverside Drive, Ste 110, Austin, Texas 78704 T (512) 439-0400 www.kbge-eng.com TBPE No.F-12802	CLIENT INFORMATION
JOB NUMBER: 182-629	ISSUE DATE: 11/14/18	SITE DEVELOPMENT PLANS CITY OF AUSTIN, TRAVIS COUNTY, TX			VENKMAN LP
SHEET: 01 of 01		VICINITY MAP			3102 AUSTIN, TX, 78703 CONTACT: SHALOU BARTH

VENKMAN PLAT



LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- 4046 ● 1/2" REBAR WITH "4046" CAP FOUND
- CH ● 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
- 1/2" REBAR WITH "KBGE" CAP SET
- ⊙ TXDOT TYPE II DISK FOUND
- △ CALCULATED POINT
- ▲ MAG NAIL WITH "CHAPARRAL" WASHER FOUND
- * COTTON SPINDLE FOUND
- ⊕ BENCHMARK LOCATION
- P.U.E. PUBLIC UTILITY EASEMENT
- () RECORD INFORMATION
- { } RECORD INFORMATION FROM TXDOT DEEDS
- CEF CRITICAL ENVIRONMENTAL FEATURE
- SIDEWALK

LOT SUMMARY TABLE

TOTAL NUMBER OF LOTS:	2
RIGHT-OF-WAY TO BE DEDICATED:	NONE
LOT 1A:	1.942 ACRES OR APPROX. 84,593 SQ. FT.
LOT 1B:	1.663 ACRES OR APPROX. 72,436 SQ. FT.
TOTAL ACREAGE:	3.605 ACRES

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	(RECORD CHORD)
C1	455.00'	21°51'59"	173.65'	S16°40'21"W	172.59'	(S19°58'50"W 172.72')

BEARING BASIS: THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NAD 83(2012A), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

BM # 1: SQUARE CUT IN CURB INLET ON WEST SIDE OF COMSOUTH DRIVE. SAID SQUARE IS ON NORTHWEST CORNER OF INLET AND SAID INLET IS +/- 462' SOUTH OF THE INTERSECTION OF COMSOUTH DRIVE AND BEN WHITE BLVD.
ELEVATION = 607.00'
DATUM: NAVD88 (GEOID 2012A)



3711 S. Mopac Expy Bldg I, Suite 550, Austin, Tx 78746
T (512) 439-0400 www.cecinc.com
TBPE Firm No: F-38 & TBPLS Firm No: 10194419

PROJECT NO.: 182-629
DRAWING NO.: 182-629-PL1
PLOT DATE: 09/30/19
PLOT SCALE: 1" = 50'
DRAWN BY: JBE

APPLICATION SUBMITAL DATE: DECEMBER 28, 2018
C8-2018-0207.OA

SHEET 1 OF 2

VENKMAN PLAT

NOTES:

- 1) NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEMS.
- 2) THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY AUSTIN WATER. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
- 3) BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
- 4) THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 5) PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY OR DUPLEX ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
- 6) AUSTIN ENERGY HAS THE RIGHT TO CUT AND TRIM TREES AND SHRUBBERY AND REMOVE OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR OF OBSTRUCTION. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 30-5, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 7) THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT MAY PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES WITHIN OR ALONG THE PERIMETER OF THIS SUBDIVISION/LOT. THESE EASEMENTS/ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDINGS AND WILL NOT BE LOCATED AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 30-5 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 8) THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- 9) BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO THE CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
- 10) FOR A MINIMUM TRAVEL DISTANCE OF 25FT. FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN.
- 11) PUBLIC SIDEWALKS, BUILT TO THE CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG COMSOUTH DRIVE AND E BEN WHITE BOULEVARD (STATE HIGHWAY 71), AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THE SIDEWALKS ALONG E BEN WHITE BOULEVARD (STATE HIGHWAY 71) ARE SUBJECT TO THE APPROVAL OF THE TEXAS DEPARTMENT OF TRANSPORTATION AT THE SITE PLAN PHASE. THE REQUIRED SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- 12) MAINTENANCE OF THE WATER QUALITY CONTROL, REQUIRED ABOVE, SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARDS.
- 13) ALL WATER QUALITY DESIGNS AND THEIR APPURTENANCES REQUIRED FOR COMMERCIAL OR MULTI-FAMILY DEVELOPMENT SHALL BE MAINTAINED BY THE OWNER AND HIS/HER ASSIGNS PER THE STANDARDS OF THE ENVIRONMENTAL CRITERIA MANUAL AND OTHER ORDINANCES AND REGULATIONS OF THE CITY.
- 14) PRIOR TO CONSTRUCTION ON LOTS IN THE SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT THE UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION ON LOTS 1A AND 1B REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
- 15) THIS PROJECT IS SUBJECT TO THE VOID AND WATER FLOW MITIGATION RULE (COA ECM 1.12.0 AND COA ITEM NO 6585 OF THE SSM) PROVISION THAT ALL TRENCHING GREATER THAN 5 FEET DEEP MUST BE INSPECTED BY A GEOLOGIST (TEXAS P.G.) OR A GEOLOGIST'S REPRESENTATIVE.
- 16) THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
- 17) OWNER MAY NOT PLACE, ERECT, CONSTRUCT OR MAINTAIN WITHIN THE ELECTRIC TRANSMISSION EASEMENT:
 - ANY PERMANENT STRUCTURES, INCLUDING, BUT NOT LIMITED TO HABITABLE STRUCTURES SUCH AS HOMES, MOBILE HOMES, GARAGES, OR OFFICES,
 - ANY STRUCTURE OF ANY KIND IN SUCH PROXIMITY TO THE ELECTRIC TRANSMISSION OR DISTRIBUTION LINES, POLES, STRUCTURES, TOWERS, OR APPURTENANT FACILITIES AS WOULD CONSTITUTE A VIOLATION OF THE NATIONAL ELECTRIC SAFETY CODE IN EFFECT AT THE TIME THE STRUCTURE IS ERECTED, NOR
 - ANY STRUCTURES, INCLUDING BUT NOT LIMITED TO, FENCES, DRAINAGE, FILTRATION OR DETENTION PONDS WHICH WOULD MATERIALLY IMPAIR AUSTIN ENERGY'S ACCESS TO THE TRANSMISSION EASEMENTS OR ITS LINES, POLES, STRUCTURES, TOWERS OR APPURTENANT FACILITIES IN THE EASEMENTS
- 18) ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISIONS: RE-PLAT OF COMMERCE CENTER SOUTH SECTION TWO, LOT 1, BLOCK B, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201200099 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SHALL APPLY TO THIS RESUBDIVISION PLAT.
- 19) VEHICULAR ACCESS TO COMSOUTH DR. IS SUBJECT TO THE APPROVAL OF THE TEXAS DEPARTMENT OF TRANSPORTATION AT THE SITE PLAN PHASE.
- 20) THIS SUBDIVISION PLAT IS LOCATED WITHIN THE _____ OF THE CITY OF AUSTIN ON THIS THE _____ DAY OF _____ 2019.
- 21) THE PRESENCE OF A CRITICAL ENVIRONMENTAL FEATURE ON OR NEAR A PROPERTY MAY AFFECT DEVELOPMENT. ALL ACTIVITIES WITHIN THE CEF BUFFER MUST COMPLY WITH THE CITY OF AUSTIN CODE AND CRITERIA. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
- 22) WATERWAY SETBACKS AS DEFINED BY THE LAND DEVELOPMENT CODE MAY BE LOCATED ON THIS PROPERTY. DEVELOPMENT IS LIMITED WITHIN WATERWAY SETBACKS.

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THE PRESENTS:

THAT VENKMAN, LP, BEING OWNER OF LOT 1, BLOCK B, RE-PLAT OF COMMERCE CENTER SOUTH SECTION TWO, LOT 1, BLOCK B, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201200099 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2018128522 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

SAID LOT 1 HAVING BEEN APPROVED FOR RE-SUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212.014, OF THE LOCAL GOVERNMENT CODE, DO HEREBY SUBDIVIDE LOT 1 IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

VENKMAN PLAT

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE ____ DAY OF _____, 20__ A.D.

BY: _____
THOMAS CRIPPS, MANAGER

VENKMAN, LP
3102 PECOS STREET
AUSTIN, TEXAS 78703

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE ____ DAY OF _____, 20__, AD.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME _____ MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATION

I, SYDNEY SMITH XINOS, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR MADE UNDER MY SUPERVISION, MADE ON THE GROUND OCTOBER 18, 2018.



SYDNEY SMITH XINOS, R.P.L.S. NO. 5361 DATE _____
KBGE, A PART OF CIVIL AND ENVIRONMENTAL CONSULTANTS
3711 S. MOPAC BUILDING I, SUITE 550
AUSTIN, TEXAS 78746
(512) 439-0400
TBPE NO. F-38
TBPLS NO. 10194419

ENGINEER'S CERTIFICATION:

I, CHAD KIMBELL, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



CHAD KIMBELL, REGISTERED PROFESSIONAL ENGINEER DATE _____
STATE OF TEXAS NO. _____
KBGE, A PART OF CIVIL AND ENVIRONMENTAL CONSULTANTS
3711 S. MOPAC BUILDING I, SUITE 550
AUSTIN, TEXAS 78746
(512) 439-0400
TBPE NO. F-38
TBPLS NO. 10194419

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS,

ON THIS, THE _____ DAY OF _____ 20__.

FAYEZ KAZI, CHAIR

YVETTE FLORES, SECRETARY

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE ____ DAY OF _____, 20__, AD.

STEVE HOPKINS, FOR:
DENISE LUCAS, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

THE STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE

ON THE _____ DAY OF _____ A.D. 2019 AT _____ O'CLOCK _____ M., AND DULY

RECORDED ON THE _____ DAY OF _____, A.D. 2019 AT _____ O'CLOCK _____ M., IN SAID COUNTY

AND STATE, IN DOCUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS,

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE _____ DAY OF _____

2019 A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY _____
DEPUTY

APPLICATION SUBMITAL DATE: DECEMBER 28, 2018
C8-2018-0207.0A



3711 S. Mopac Expy Bldg I, Suite 550, Austin, Tx 78746
T (512) 439-0400 www.cecinc.com
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2 OF 2